

**City of Greensboro Planning Department  
Zoning Staff Report  
February 14, 2005 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** K

**Location:** 1303 – 1309 Lees Chapel Road

**Applicant:** Windsor Commercial Properties, LLC

**Owner:** Judy Frazier, Donnie Dougherty & Cindy Schofield

**From:** RS-12

**To:** CD-GB

**Conditions:** 1) Uses: All uses permitted in GB, excluding uses with drive-thru service, banks and gasoline service stations, with the exception of the following: (a) Any Agricultural uses; (b) Any Residential uses; (c) Any Recreational uses; (d) The following Business and Professional Services: Automobile Rental or Leasing; Boat Repairs; Equipment Rental & Leasing; Funeral Homes or Crematoriums; Laudromats, Coin Operated; Laundry or Dry Cleaning Plants; Motion Picture Productions; Noncommercial Research Organizations; Pest or Termite Control Services; Security Services; Taxidermists; Television, Radio or Electronic Repairs; Indoor Theaters; Tourist Homes (Bed & Breakfasts); Truck and Utility Trailer Rental or Leasing, Light; Advertising Services, Outdoor; Kennels or Pet Grooming Services; Veterinary Services; (e) Transportation, Warehousing and Utility uses; (f) Manufacturing and Industrial uses; (g) The following Other Uses: Arts and Crafts Shows, Carnivals and Fairs, Christmas Tree Sales.  
2) The maximum allowable building square footage of development for property will be 31,000 square feet.  
3) The property will be designed and developed in a unified manner and will incorporate similar and complimentary architectural features such as masonry materials and roof materials, planting materials and paving surfaces.  
4) Site lighting will be designed in a manner as to eliminate direct illumination onto adjacent properties.  
5) The development will be designed to allow for internal vehicular and pedestrian connectivity between any freestanding buildings within the development. Vehicular connectivity will be accommodated by shared driveways and cross connections. Pedestrian connectivity will be accommodated by provision of sidewalks and painted crosswalks internally within the property.  
6) All trash handling service areas within the development will be screened from public view.  
7) Sidewalks meeting City of Greensboro standards will be constructed by developer along the frontage of the property on Lees Chapel Road.

SITE INFORMATION	
<b>Max. Developable Units &amp; Density</b>	N/A
<b>Net Density of Developable Land</b>	N/A
<b>Existing Land Use</b>	Undeveloped
<b>Acreage</b>	3.258
<b>Physical Characteristics</b>	<i>Topography:</i> Generally flat <i>Vegetation:</i> Woods/Overgrown <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Mixed Use Commercial
<b>Other</b>	N/A

SURROUNDING ZONING AND LAND USE		
<b>Location</b>	<b>Land Use</b>	<b>Zoning</b>
<i>North</i>	Single Family	RS-12
<i>South</i>	Church Crossing Shopping Center	CD-HB
<i>East</i>	Single Family	RS-12
<i>West</i>	Greeny's Landscaping / Chandler's Carpet Concepts / Ted Keaton's Furniture / Car Wash	GB

ZONING HISTORY		
<b>Case #</b>	<b>Year</b>	<b>Request Summary</b>
		This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 120S.

DIFFERENCES BETWEEN RS-12 (EXISTING) AND CD-GB (PROPOSED) ZONING DISTRICTS
<b>RS-12:</b> Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre.
<b>CD-GB:</b> Primarily intended to accommodate a wide range of retail, service, and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks. See conditions for use limitations and other restrictions.

TRANSPORTATION	
<b>Street Classification</b>	Lees Chapel Road – Minor Thoroughfare.
<b>Site Access</b>	A maximum of one access point will be approved by GDOT.
<b>Traffic Counts</b>	Lees Chapel Road ADT = 13,596.
<b>Trip Generation</b>	N/A.
<b>Sidewalks</b>	Requirement per Development Ordinance.
<b>Transit</b>	No.
<b>Traffic Impact Study</b>	Not required per TIS Ordinance.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

ENVIRONMENTAL REVIEW	
<b>Water Supply Watershed</b>	If Property drains south its not in the watershed and it drains to North Buffalo Creek, but if it drains north it will be draining to the Greensboro Watershed Critical Area Tier 4 and must meet all current watershed regulations.
<b>Floodplains</b>	N/A
<b>Streams</b>	N/A
<b>Other</b>	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100'
<i>South</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
<i>East</i>	Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100'
<i>West</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life.

Man-made Environment Goal: Preserve and enhance the character and visual quality of Greensboro's built environment, including historic resources, private developments, and public landscapes.

POLICY 5F.2: Improve design standards for new development to enhance community appearance and sense of place (visual impacts on adjacent neighborhoods).

### Connections 2025 Map Policies:

*The area requested for rezoning lies within the following map classifications:*

**Mixed Use Commercial:** This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by “strip” commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner.

**Activity Center:** Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit linkages. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City. It should be noted that the locations shown on the Generalized Future Land Use Map are conceptual and do not preclude the development of Activity Centers in other locations where they would support the goals and policies of the Comprehensive Plan.

**Watershed Critical Area:** Established pursuant to State of North Carolina environmental mandates, Watershed Critical Areas are overlays adjacent to a water supply intake or reservoir where the risk associated with pollution is greater than from the remaining portions of a water supply watershed. The Generalized Future Land Use Map shows the portion of the Watershed Critical Area for the Greensboro Water Supply Watershed that is located within the water/sewer boundary. This Watershed Critical Area drains to Lake Brandt, Lake Higgins, and Lake Townsend, which form the northern boundary of the Comprehensive Plan study area. The predominant land use designation in this area is low residential because of the environmental constraints associated with the Watershed Critical Area.

## **CONFORMITY WITH OTHER PLANS**

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** The Pisgah Church Road/Lees Chapel Road Corridor Study (1996) called for a commercial node at the intersection of Church Street and Pisgah Church/Lees Chapel Road. That commercial node extended eastward to Coltrain Road on the north side of the corridor and on the south side of the road it included the Church Crossing Shopping Center. It also called for the corridor to be given a scenic overlay designation.

**Other Plans:** N/A

## STAFF COMMENTS

**Planning:** The most recent zoning change which occurred in this immediate area was in January 2003. A lot was added to the gas station/convenience store at the northwest quadrant of Pisgah Church Road and Church Street and the entire property was zoned CD-GB (#3110) which permitted an expansion of the building for a laundromat.

This area is designated on the Generalized Future Land Use Map as Mixed Use Commercial and it is on the outer edge of an Activity Center that is centered on the Southeast corner of North Elm Street and Pisgah Church Road. As stated above, the 1996 Pisgah Church Road/Lees Chapel Road Corridor Study supports a commercial node at the intersection of Church Street and Pisgah Church/Lees Chapel Road extending to Coltrain Road on the north side of the corridor.

Due to the size of the site there could be constraints on the ability to provide a full mix of uses (retail, office, residential), but the size does not constrain the ability to offer design elements to provide a higher standard of development. The request for Conditional District - General Business zoning fits the commercial aspect of the designated land use classification, but it does not specifically offer a mix of uses on the site. The request is conditioned with some restrictions on uses and it offers some architectural conditions, restrictions on lighting, and internal pedestrian connections. Staff feels that the development of this property could lead to an upgrading of the adjacent properties in this commercial node over time.

The conditions do not however, address the discouragement of new “strip” commercial development, placement of parking, or the creation of an attractive mix of uses over time. This request could be seen as a continuation of “strip” commercial along this corridor.

**GDOT:** No additional comments.

**Water Resources:** If any disturbance to wetlands is proposed permits will have to be obtained from the state and corps of engineers prior to disturbance.

## STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.